

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Nashville-Davidson**

State: **TN**

PJ's Total HOME Allocation Received: **\$52,236,107**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	94.47 %	91.63 %	1	92.07 %	78	75	
% of Funds Disbursed	92.49 %	85.27 %	1	84.14 %	90	88	
Leveraging Ratio for Rental Activities	1.67	1.58	2	4.79	21	23	
% of Completed Rental Disbursements to All Rental Commitments***	79.13 %	77.75 %	5	81.45 %	24	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.34 %	77.11 %	1	69.74 %	76	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	49.24 %	64.92 %	7	80.97 %	2	4	
% of 0-30% AMI Renters to All Renters***	33.20 %	45.58 %	7	45.50 %	27	28	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	52.41 %	70.47 %	8	95.55 %	0	2	
Overall Ranking:				In State:	7 / 8	Nationally:	7 13
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,989	\$14,175		\$26,831	1,515 Units	42.00 %	
Homebuyer Unit	\$13,170	\$12,710		\$15,029	1,357 Units	37.60 %	
Homeowner-Rehab Unit	\$18,312	\$24,925		\$20,806	735 Units	20.40 %	
TBRA Unit	\$75	\$9,772		\$3,228	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$22,178	\$84,626	\$19,867
State:*	\$41,220	\$73,433	\$32,771
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	3.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	35.7	25.6	24.8	0.0	Single/Non-Elderly:	62.6	28.5	13.7	0.0
Black/African American:	59.2	57.3	73.3	0.0	Elderly:	16.3	1.4	58.8	0.0
Asian:	0.1	0.6	0.0	0.0	Related/Single Parent:	13.4	38.7	14.0	0.0
American Indian/Alaska Native:	0.4	0.2	0.0	0.0	Related/Two Parent:	4.3	17.0	6.3	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0	Other:	2.9	4.0	4.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	3.2	0.0	0.0					
Asian/Pacific Islander:	0.1	0.2	0.1	0.0					
ETHNICITY:									
Hispanic	3.9	2.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.9	24.9	51.3	0.0	Section 8:	44.9	0.8 [#]		
2 Persons:	21.9	22.4	24.5	0.0	HOME TBRA:	0.3			
3 Persons:	17.3	20.3	10.1	0.0	Other:	8.6			
4 Persons:	9.4	13.8	6.7	0.0	No Assistance:	45.4			
5 Persons:	2.9	5.6	4.1	0.0					
6 Persons:	0.5	1.3	0.8	0.0					
7 Persons:	0.4	0.9	0.7	0.0					
8 or more Persons:	0.1	0.7	0.1	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				106

* The State average includes all local and the State PJs within that state

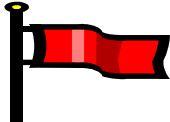
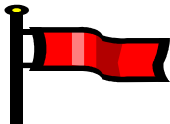
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 7
 (Percentile)
 State Rank: 7 / 8 PJs Overall Rank: 13
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	79.13	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	83.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	49.24	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	52.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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